

Municipal Clerk
Atlanta, Georgia

09-0-1892

U-09-20

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of 16-06.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAY CARE CENTER** is hereby granted. Said use is granted to **BRIGHT FUTURES DAYCARE LEARNING CENTER** and is to be located at **3797 ADAMSVILLE DRIVE, S.W** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 14, 14FFth District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

U-09-020

Deed Book 47986 Pg 257
Filed and Recorded May-27-2009 08:30am
2009-0137649
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Return to:
Morris|Hardwick|Schneider, LLC
1570 Warsaw Road
Roswell, GA 30076
File #: ROS-090200071S

WARRANTY DEED

State of Georgia
County of Fulton

THIS INDENTURE made this 20th day of February, 2009, between

Benjamin F. Lawrence, Jr.

as party or parties of the first part, hereinafter called Grantor, and

Unity Realty Specialists, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee to the survivor of them, forever in FEE SIMPLE, the following described property:

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 14 of the 14th District of Fulton County, Georgia and being Lot 2 of a survey by Perimeter Surveying Company dated March 10, 1989 for Regal Properties, Inc. and being more fully described as follows:

Beginning at a point marked by an iron pin on the north side of Adamsville Drive 759.66 feet west from the new right of way of Martin Luther King, Jr. Drive and running thence north along the west line of Lot 1, said Plat, a distance of 200.50 feet to an iron pin; thence west ninety (90) feet to an iron pin; thence south along the east line of lot 3, said plat, a distance of 200.59 feet to an iron pin on the north side of Adamsville Drive, thence east ninety (90) feet to the beginning point, and more particularly described in that certain plat of survey for Regal Properties, Inc., recorded in Plat Book 162, Page 116, Fulton County, Georgia Records, being improved property known as No. 3797 Adamsville Drive SW according to the present numbering of houses in the City of Atlanta, GA.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission Expires:



Benjamin F. Lawrence, Jr.
Phyllis B. Lawrence
ATTORNEY IN FACT

(Seal)

Benjamin F. Lawrence, Jr.

(Seal)